



Efor Grug , Cwm Cou, SA38 9PF

£325,000

A spacious three/four bedroom detached house set in a generous plot of around 0.45 acre or thereabouts in a semi-rural, yet convenient location between the towns of Cardigan and Newcastle Emlyn. The accommodation comprises: porch, hall, living room, dining room, study/bedroom four, kitchen, utility, and shower room. To the first floor there is a landing, master bedroom with ensuite, two further bedrooms and a family bathroom.

Externally, there is parking, gardens and a double garage.

Situation

Located within the community of Cwm Cou, fronting a council maintained highway, overlooking countryside to the distance. The property is approximately 7 miles from the market town of Cardigan and 4 miles from the market town of Newcastle Emlyn.

Description

A deceptively spacious detached family home, built circa 1970, of brick and block construction under a tiled roof, with rendered elevations and decorative stone. The property comprises the following accommodation (approx. dimensions only):-

Porch



Upvc construction, polycarbonate roof, flagged flooring, door leading to:-

Hall



Parquet wood flooring, stairs rising off to the first floor, under stairs cupboard.

Living Room



Dual aspect windows, wood effect flooring, two radiators, wood burning stove with slate hearth and brick surround and wooden mantle over. Sliding patio doors to the rear garden. Arch leading through to:-

Dining Room



Wood block flooring, radiator, double glazed window.

Study/Bedroom Four



Double glazed window to the front, radiator, built-in shelving.

Kitchen



Having a range of wall and base units with worktop surface over, stainless steel sink unit, breakfast bar area, door leading to:-

Utility



Door leading through to:-

Shower Room



Attached Garage



Worcester LPG boiler and outside taps.

FIRST FLOOR

Landing



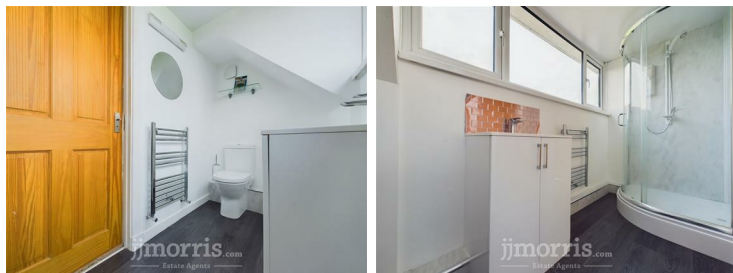
Upvc double glazed window, radiator, airing cupboard.

Master Bedroom



Dual aspect windows, radiator, built-in wardrobes, door to:-

Ensuite



Corner shower with Mira electric shower unit, two heated towel rails, vanity unit and basin, low flush WC.

Bedroom Two



Upvc double glazed window, radiator.

Bedroom Three



Dual aspect windows, radiator, wardrobe.

Bathroom



Double glazed window, low flush WC, pedestal hand wash basin, panel bath, radiator, towel rail.

Externally



Set on a generous plot of around 0.45 acre or thereabouts with parking to the front and side leading to the attached double garage. Large lawned garden to the front. The rear garden benefits from a good sized lawned area, workshop area and covered veranda.

Utilities & Services

Heating Source: LPG central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3words: ///hiked.mouths.flip

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.7mbps upload and 6mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

Vodafone. Voice - Limited & Data - None

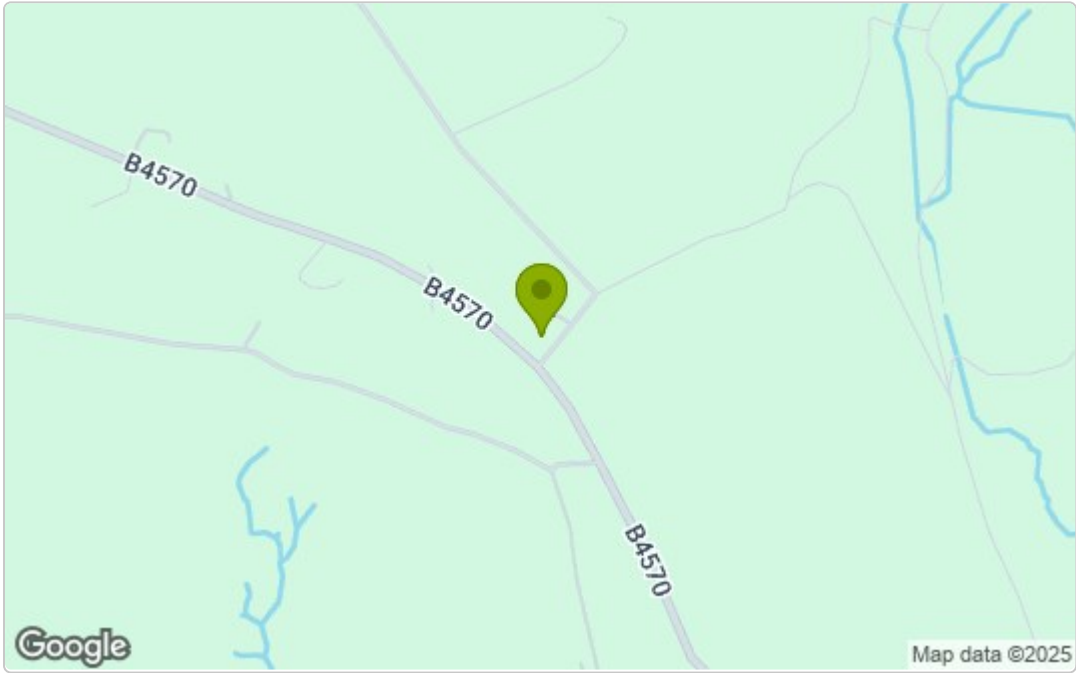
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



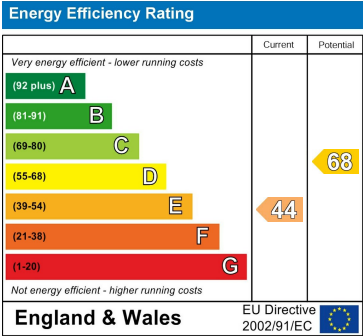
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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